

What are the application criteria?

At Ori, we provide rental housing to qualified residents without regard to race, color, sex, religion, handicap, familial status, or national origin. All accommodation is provided within the guidelines established by federal, state, and local laws regulating the multifamily housing industry.

Application Process and General Requirements

1. A valid **driver's license or government-issued ID** is required.
2. Applicants must be legal United States Residents. **Non-US citizens must show proof of legal status, student verification** (I20 or other college-issued verifiable info), a valid visa, and or other immigration documents. **For those without a social security number, enter all 9s.**
3. Monthly gross income must equal **2.5 times the monthly rent** or provide a bank statement under the **tenant's name** proving the **ability to pay for rent for at least six months**. If more than one applicant is applying, the income will be combined.
4. Any person residing in the apartment must apply.
5. Each person applying must pay the nonrefundable application fee.
6. Renter's Insurance is required at the time of move-in. *Minimum of \$100,000 Liability Coverage.
7. Further documentation may be required based on screening results.

How much would I be charged to rent an apartment?

One-time Charges	
Application Fee*	\$42
Security Deposit	\$750+
Holding Fee*	\$400
Pet Deposit*	\$300

*Application fee is not refundable.

*Holding fee will automatically become prepayment for any unpaid charges upon move in.

Monthly Charges	
Parking	\$200

Pet Rent*	\$50 per pet
Internet – Wave G 100Mbps	\$45
Internet – Wave G 1Gbps*	\$60
Router Rental*	\$10
WSGG	Individually Billed
Electricity	Individually Billed
Short Term Lease Fee*	\$50 - \$300

*Two pets maximum per unit

*Every unit has preinstalled internet. Yet, a router is needed should you need Wi-Fi access.

*Short term lease policy may changes based on the market, please email us for the most updated policy.

Do you accept a shorter lease term?

At Ori, we offer lease terms ranging from 3 months – 14 months. However, shorter lease terms are not guaranteed and may subject to additional fees. Please contact the property manager for the details.

What's included in a move-in welcome package?

At Ori, our goal is to provide the most hassle-free living solutions for our tenants. To do that, we are offering a move-in welcome package to each eligible tenant. Each welcome package includes bedding, kitchen, and bathroom supplies. Just bring your stuff and move in without any hassles.

*Eligible tenants are tenants who sign 9+ months lease. Non eligible tenants would still get a mattress protector and shower curtain for protection purpose.

Is there parking available?

The property has limited parking spots available to our tenants. However, the management team is constantly collecting available parking lots around the building. Please contact our property manager for details.

How does preleasing work?

Pre-leasing typically begins about 3-6 months in advance of the expected move-in date. At Ori, preleasing is just like regular leasing; it all starts with determining your expected move-in date and how much your budget would be. Our leasing office would provide a few unit options that fit your needs. And you may sign a hold fee agreement with us to secure the pricing and potentially hold the unit up to 9 months in advance.

What is a holding fee?

A \$400 holding fee is required to hold an apartment off the market while your application is being processed. This does not guarantee the approval of your application. Upon move-in, the holding fee will apply towards any move-in costs.

Do I get a gift for my birthday?

Yes, absolutely. We love our tenants, and everyone gets a birthday gift from the on-site management team :)

I am not happy with the on-site team. What should I do?

The management team focuses extensively on tenants' experience. If you are not satisfied with everything, please email our corporation office at seattle@onelincapital.com, and we will make sure to follow up with you within one business day.

If I want to hold an apartment, how do I do that?

A holding fee of \$400.00 is charged to tenants to reserve a specific rental unit until move in. It will be used the security deposit as a holding fee until the first month's rent is paid.

What are Rent Concessions?

A rent concession is an adjustment or compromises we makes to lease terms to attract tenants. The rent concession is typically a temporary incentive that benefits tenants, so they are persuaded to sign or renew a lease. Additional term may apply.

If I have a roommate, will any extra fee occur?

If you sign the contract with two of you, it will not have an additional roommate-related fee. However, our studio apartments' maximum capacity is two people. If a tenant wants to add a roommate later, a roommate addition fee will apply. Resident agrees to pay the sum of \$300.00 as a fee which shall be used for resident account set-up and administration, which sum shall not be refunded under any circumstances.

What renter insurance should I purchase?

Resident can purchase any renter insurance with minimum coverage of \$100,000.00. The insurance should cover the whole lease term. Please ensure the "insured property address" is your apartment address, and the "interested party" is Ori on the Ave Apartments.

How do I pay my rent?

Resident can go to the "tenant portal" to choose a payment method. If you select "eCheck", just input your American bank account number and routing number to complete the payment. An additional fee will apply if you pay with a credit or debit card. Rent should be paid before the 1st of the month to avoid a late fee. Residents will receive a late fee of \$75.00 on the 4th of the month and an additional late fee of \$5.00 for each day thereafter until rent and all other fees are paid.

What happened if my account does not have sufficient amount?

If the account does not have a sufficient amount to cover the rent, a \$75.00 chargeback or "non-sufficient funds" fee (NSF fee) will be applied. In the event of a chargeback, residents will be required to pay the rent and applicable late charges by certified check or money order. In addition, if two (2) or more payments submitted by residents are chargeback in any twelve (12) month period, residents will be required to pay all future rent and other charges by certified check or money order.

How do I renew or terminate my lease?

A written notice of termination or intent to move-out should be provided at least twenty (20) days prior to the commencement date of the new term. Otherwise, the tenancy will enter into automatic renewal into month-to-month payment.

What is the guest policy?

Any guest staying in the property more than 2 weeks in any 6-month period will be considered a tenant, rather than a guest, and must be added in the lease agreement.

If I want to end my lease earlier, what do I do?

In consideration for early termination of the Residential Lease Contract, Residents must pay us a buy-out fee in total of 2 months' rent. We must receive the buy-out fee no later than one (1) day after notice to buy-out is provided by Residents. Residents are also liable to us for the total dollar amount of any concessions received upon signing or during the term of the Residential Lease Contract and any other monetary obligations due. No refund of the buy-out fee is due to Residents regardless of when the unit is re-rented.

Replacing residents or subletting the lease is strictly prohibited. In addition, residents are prohibited from offering all or part of the lease for short-term rentals, such as through Airbnb, VRBO, or other such sites. Otherwise, you will receive a Sublet Violation fee of \$800.00.

What does prorated charges mean?

If your move-in date is not the beginning of the month, you will not be charged the whole rent. Instead, you will only need to pay for the days you have stayed in the first month.

How much deposit I need to pay if I have already paid for the \$400.00 hold fee?

You will only need to pay for the remaining amount of deposit (deposit deducted by \$400.00).

What happened when my security deposit will be charged?

You will require to move out with the same condition as you move in. The studios will be photographed before you move in for reference. A more detailed move-out list will be provided at the time you move out.

Do I need a modem for Internet access?

No, you do not need to buy a modem to access the Internet. Our pre-installed internet service allows you to access the Internet as soon as you move in. In addition, if you choose to rent a router from us, you will not need to worry about any router installation issues. However, if you want to bring your router, make sure it is an Ethernet port. Regarding this, if you have any questions, feel free to contact our on-site property manager.

If I cannot check-in during the office hours, what should I do?

Our office hours are 10 am to 6 pm from Tuesday to Saturday. If you cannot make it during office hours, our property manager will try to schedule a time in non-office hours. Otherwise, we will send you the process of self-check-in.

Will my studio look the same as the pictures and 3-D tours?

These are only for modern units and all the decorations are not included.

If I have maintenance and repair requests, how can I contact the team?

We have a tenant portal where you could report any maintenance and repair requests. We usually send a team or make the purchases within one business day.

How does the move-in packages work?

The goal is to supply our tenants with essential living supplies. Thus, they will not like those of Airbnb housings.

If the furniture other facilities show been used, will extra charges occur?

If they are shown slightly or minor used marks and scratches caused by time, you will not need to pay for anything. Our professional team will make the decisions.

Do I need to pay for any cleaning fee when I move out? How is the move out requirements?

Your room need to stay the same condition when you moved in as possible. When moving out, we will provide you a move-out to-do list as further instruction. If your room do not meet our requirements, we will hire professional team to do the cleaning. You will need to be responsible for that and it costs hourly.

If the facilities in the room are broken, what is the cost of maintenance?

You can submit any repair or maintenance requests via the tenant portal. Our professional team will evaluate whether it is the fault of tenants due to improper usage. If so, tenants will be responsible for the charge.

What is the charge of Internet Service?

The basic cost is \$45.00 monthly. If you have upgraded it to 1G, the price is \$60.00 monthly. If you have rented a router from us, it cost \$10.00 monthly. The payment of Internet Service is the same as monthly rent. You will need to pay via the tenant portal.

How do I pay for electricity and water?

Electricity is billed by Seattle City Light. Water, sewer, garbage, and gas are billed by Water Systems. Utility accounts are set up for you, your first bill will arrive in 2 months in your mailbox, from there you can set up online payments for both utility companies.

What is the earliest time for checking in?

You can only check in on your move-in date. Our office hours are 10 am to 6 pm from Tuesday to Saturday. So, the earliest time of the day is 10 am.

How many elevators do you have?

There is one elevator.

Do I need to do waste sorting?

Yes, we require our tenants to divide the trash and recycle. If you do not do that properly, we will send you a notice. If there is a second time, it will have an extra charge fine. So, please do waste sorting properly.

What are the tenants' demographics?

It is about 60% of students from UW, some professors and faculties from UW, and partial working professionals.

How is the security system?

All of our accesses require to use forbs, and we have 24-hour surveillance for safety.

If the smoke detector is beeping, will any fine occur?

If you fail to stop the smoke detector, the fire department will arrive at our building. You will need to pay for any costs caused by a false alarm.

How does the delivery of the packages work?

We have a mailroom with a Luxer One locker. You will receive a text message if you have any packages arrive.

If I have a loud neighbor, can I change to another available unit?

We will first try to contact your neighbor. If it happened in quiet hours (10 pm to the next day, 7 am every day), you could call the police. If we cannot resolve the problem, we can help you to change to an available unit. However, it will not be guaranteed. If you decide to switch to another available unit, you will need to make sure that your room stayed the same condition when you moved in as possible.